

**NEW JERSEY  
STATE BOARD OF REAL ESTATE APPRAISERS  
EVALUATION CERTIFICATION FORM**

I, ( \_\_\_\_\_ ) have been a designated supervisor of ( name of trainee )

Name of supervisor

(*trainee permits number*). The termination of the supervising appraiser and trainee relationship was effective on ( date ). Pursuant to **N.J.A.C. 13:40A-4.6(8)** this certification is an evaluation of the activities performed by the trainee.

	Satisfactory	Unsatisfactory	Not Applicable/Comments
<b>Understands USAP Goals</b>			
<b>Identifying Scope of Work Required</b>			

<b>Research of Subject Property</b>			
Relevant Characteristics			
Sales History			
Contract of Sale (when applicable)			
Survey/Tax Map			
Applicable Zoning			

<b>Cost Approach</b>			
Building Costs			
Age/Life Factors			
Contribution of the Land			
Sources of Depreciation			

<b>Sales Comparison Approach</b>			
Identification of Neighborhood			
Location Variables			
Selection of Comparable Properties			
Market Conditions/Financing Factors			
Gross Rent Multipliers			
Acceptable Adjustment Methodology			

<b>Income Approach</b>			
Lease Agreements/Market Rent			
Development of Net Operating Income			
Capitalization Rates/Methodology			

<b>Reconciliation</b>			
Competent Analysis of Data Collection			
Ability to Express Analysis			
Certification Requirements			

<b>Record Keeping</b>			
Understands USPAP Requirements			

Signature of Supervisor: \_\_\_\_\_ Date: \_\_\_\_\_

: \_\_\_\_\_